

JUSTIN PACKMAN
122 WELLSTEAD WAY
HEDGE END
SOUTHAMPTON
SO30 2LE

Application	H/25/99582
Please ask for	Dorothy Hei-Tung-Hoh
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Friday 5 September 2025

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. H/25/99582

In pursuance of their powers under the above Act and in accordance with your application received on Friday 11 July 2025 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

Description:	Two storey front and part two storey part single storey rear extension following demolition of the garage.
Site:	Alterations to fenestration. (revised scheme H/25/98885) 31 MADDOXFORD LANE, BOTLEY, SOUTHAMPTON, SO32 2DG

For the following reasons:

- 1 The proposed alterations and extensions, by reason of their combined height, depth and forward front projection together with the use of prominent front gables, areas of large glazing and contemporary detailing, would create a visually dominant dwelling that appears disproportionate for its plot and out of keeping with the established pattern of development on Maddoxford Lane. The development would harm both the street scene and the local character. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Character Area Appraisal for Hedge End, West End and Botley (2008), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2024).

- 2 The proposed alterations and extensions, owing to their height, depth and proximity to the western boundary, would have an overbearing effect on the adjacent property at 29 Maddoxford Lane and would result in an unacceptable loss of light and outlook. The proposal would therefore cause unacceptable harm to neighbouring residential amenity, contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011) and the contents of the National Planning Policy Framework (2024).

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved in a timely manner.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes